

**TOWN OF BEDFORD
PLANNING BOARD MEETING**

**425 Cherry Street
Bedford Hills, New York 10507**

**Tuesday
August 19, 2014
8:00 PM**

Conferences:

- 1. Special Use Permit – Cottage**
Section 94.5 Block 1 Lot 8, R-4A Zone
234 Sarles Street, Bedford
Owners/Applicant: **Sarles Realty, LLC**
(Consider Special Use Permit.)
(Review decision of the Zoning Board of Appeals.)
- 2. Waiver of Site Plan Approval**
Section 60.14 Block 2 Lot 11, LI Zone
201 Railroad Avenue, Katonah
Owner/Applicant: **Brian Prato**
(Review Site Plan.)
(Review decision of the Zoning Board of Appeals.)
- 3. Revised Site Plan**
Section 49.11 Block 2 Lot 14, NB Zone
40 Deer Park Road, Katonah
Owner/Applicant: **RPS Family Investments, LLC**
Former Owner: Double X Enterprises, Inc.
(Review revision to site plan.)
- 4. Preliminary Site Plan Approval**
Six Tennis Courts
Section 50.13 Block 1 Lot 8.1, R-2A and R-4A Zones
240 Jay Street, Katonah
Owner/Applicant: **The Harvey School**
(Review results of field trip.)

5. Preliminary Site Plan Approval
Proposed Wash Load Building
Section 73.18 Block 1 Lot 1, R-2A Zone
535 Cantitoe Street, Bedford
Owner: **Bedgolten Corporation**
Applicant: **Bedford Golf and Tennis Club**
(Review results of field trip.)
(Review latest submission.)
(Consider report to the Zoning Board of Appeals.)
6. Waiver of Site Plan Approval
Section 49.15 Block 4 Lot 20, CB Zone
51-63 Katonah Avenue, Katonah
Owner: **W. & S. Greene Realty, Inc.**
Applicant: **Sascha Greenberg**
(Review plans dated 7/25/14.)
7. Preliminary and Final Site Plan Approval – Splash Car Wash
Section 72.5 Block 1 Lots 33, 39 and 39.1, RB Zone
570 Bedford Road, Bedford Hills
Owner: **Onab Corp. – 570 Bedford Road, LLC – Valerio Court LLC**
Applicant – **Splash Car Wash**
(Review Site Plan revised 8/5/14.)

Supporting documentation for all items on this agenda is available at the Town of Bedford website.

(www.bedfordny.gov) – Enter - Town Meetings

Larger documents and plans are available at the office of the Planning Board.

Agenda items subject to change.

SHAMBERG MARWELL HOLLIS ANDREYCAK & LAIDLAW, P.C.

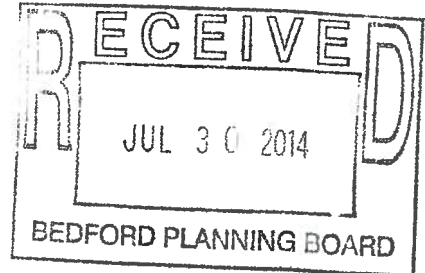
ATTORNEYS AT LAW

55 SMITH AVENUE
MOUNT KISCO, NEW YORK 10549
(914) 666-5600

July 29, 2014

Via Federal Express

Hon. Deirdre Courtney-Batson, Chairwoman
and Members of the Planning Board
Town of Bedford
425 Cherry Street
Bedford Hills, NY 10507



Re: **Sarles Realty LLC**
Application for Special Permit for Accessory Apartment
Premises: 234 Sarles Street, Bedford, New York
Section 94.5, Block 1, Lot 8

Dear Chairwoman Courtney-Batson and Members of the Planning Board:

We are requesting that this matter be placed on the agenda for your August 12th meeting for further consideration of our client's application for a special permit for an accessory apartment.

Board members may remember that on April 8, 2014 your Board denied our client's application on the basis that it did not satisfy the statutory requirement that the property be owner-occupied. We attach your Resolution No. 14/11 in which you rendered this decision.

We subsequently applied to the Town of Bedford ZBA for an interpretation that our client's intention to have a member of the LLC that owns the property live on the premises would satisfy this requirement, or alternatively, that a variance be granted under the unique circumstances of this application.

At its meeting on July 9, 2014, the ZBA made a formal interpretation that our client's plan does satisfy the owner-occupancy requirement of the Bedford Code, thereby addressing the basis upon which your Board denied our client's application.

We therefore request that you place this matter on your August agenda for further consideration.

Very truly yours,

A handwritten signature in cursive script, appearing to read "John S. Marwell".

John S. Marwell

JSM/lp
Enclosure

**PLANNING BOARD
Town of Bedford
Westchester County, New York**

**RESOLUTION NO. 14/11
DENIAL
SARLES REALTY LLC**

WHEREAS, an application received March 25, 2014 from Sarles Realty LLC, 234 Sarles Street, Bedford, New York for approval of a proposed accessory apartment, affecting property located at 234 Sarles Street, Bedford shown and designated on Town Tax Maps as Section 94.5 Block 1 Lot 8, in the Residential Four Acre District, and

WHEREAS, the Planning Board finds that the proposal does not meet the standards for approval as specified in the Town Code as follows:

1. The proposal does not meet the requirements of Section 125- 79 (B)(2) – The owner of the lot on which the accessory apartment is located shall occupy at least one of the dwelling units on the premises.

NOW THEREFORE BE IT RESOLVED that the request for approval of the special use permit is hereby denied.

ADOPTED: April 8, 2014

DATED: April 22, 2014

The foregoing resolution is certified to be a true copy of the resolution, which was adopted April 8, 2014 by the Planning Board of the Town of Bedford and was filed in the Office of the Clerk of the Town of Bedford on April 22, 2014.


Gail M. Amyot, Secretary
Town of Bedford Planning Board

Waiver of Site Plan Approval

Date:

101 Cherry Street
Applicant's Home Address

Katowah New York 10536
City, Town, Village

Town of Bedford Planning Board
Town House
Bedford Hills, New York 10507

Sir or Madam:

I/We am/are the owner (s) of property located on 201 Railroad Ave
Bedford Hills N.Y. 10507 shown and designated on the Town Tax Maps as:

Section 60.14 Block 2 Lot(s) 11

It is my/our intention to Renovate existing Building
(Describe proposal)

Because of the limited nature of the proposed development or change of use, or to special conditions peculiar to this site, I/we am/are requesting a waiver of the requirement of site plan approval pursuant to Article IX Section 125-93 of the Code of the Town of Bedford.

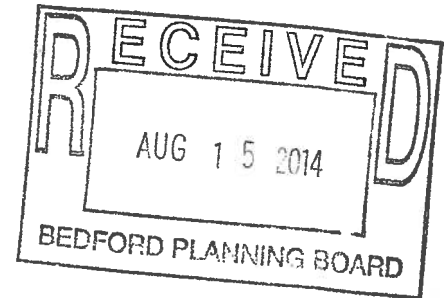
Very truly yours,

Brian Plato
Signature of Owner and/or Applicant

RPS Family Investments, LLC
R.W.H. Real Estate Development, LLC
508 Mt. Holly Road
Katonah, NY 10536

August 13, 2014

To: Mr. Jeff Osterman
Members of the Planning Board
Fr: Randy Scully
Re: 40 Deer Park Road



Dear Mr. Osterman and Members of the Board,

I would like to seek approval for a 1000 gal. buried propane tank and 20 KW generator along the front of the building as well as a dumpster pad location in the back of the property. Drawings submitted by Kellard Sessions will show the locations with details.

The area immediately to the North of the building was chosen by NYSEG for a 3 phase transformer to be installed. (noted on drawing)
This location was determined by NYSEG as an ideal location because of the close accessibility of the meter pans and electrical service which are all at the back of the building.

There is sufficient room, allowing for setbacks, in the front to install a 1000 gal. buried propane tank, per Bob Daros at Heritage Fuels, as well as a 20 KW generator. The generator can have plantings installed around it to limit it's visual exposure. (noted on drawing)

Citi Carting has suggested a dumpster location/pad size to accommodate 2 dumpsters located just North of the parking area on the

West side of the property. (location noted on drawing). A 6 yard dumpster for recyclables and a 2 yard dumpster for trash. They have asked for a concrete pad size of 10' x 10' with a stockade fence surrounding the pad. A planted buffer to the West of the enclosure will offer additional screening.

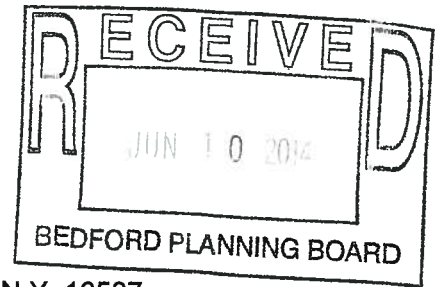
Please do not hesitate to give me a call on my cell phone if further information is required.

Respectfully,

Randy Scully

(914) 450-8803

PLANNING BOARD
TOWN OF BEDFORD
WESTCHESTER COUNTY, NEW YORK



PRELIMINARY SITE PLAN APPLICATION

Submit to: Town of Bedford Planning Board, Bedford Hills, N.Y. 10507

1. IDENTIFICATION OF OWNER

Name of owner: The Harvey School Phone: 914.232.3161

Address: 260 Jay Street, Katonah, NY 10536

SIGNATURE OF OWNER: [Signature] Date: 6/9/2014

2. IDENTIFICATION OF APPLICANT, IF OTHER THAN OWNER

Name of applicant: same Phone: _____

Address: _____

Interest of applicant: Six (6) new tennis courts

3. PROFESSIONAL PERSON PREPARING SITE PLAN

Name: KG&D Architects, PC Phone: 914.666.5900

Address: 285 Main Street, Mount Kisco, NY 10549

4. IDENTIFICATION OF DEVELOPMENT

Bedford Tax Map Designation: Section: 50.13 Block: 1 Lot(s): 8.1 Area: 88.347

Zoning District: R-2A, R4-A Proposed Use: Tennis courts

Number of parking spaces required by the Bedford Town Code: none

5. SUBMISSIONS ACCOMPANYING THIS APPLICATION

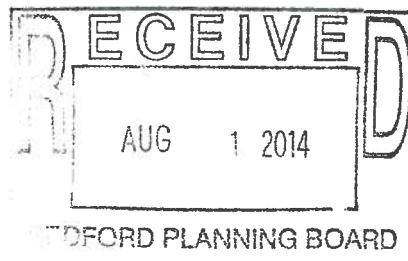
- a. Ten (10) copies each of 4 sheets showing data required by Article IX, Section 125-89 of The Bedford Town Code for approval of a Preliminary Site Plan.
- b. One (1) copy of any additional sketches, renderings, or other information which the Applicant may wish to present to the Planning Board.
- c. Fee in amount of \$500, plus \$25 per parking space required by the Bedford Town Code. (make check payable to the Town of Bedford).

(see reverse side of this form for information required with this application)



BEDFORD GOLF AND TENNIS CLUB

Ms. Courtney-Batson, Chair
Town of Bedford Planning Board
425 Cherry Street,
Bedford Hills, New York 10507



Dear Ms. Courtney-Batson,

Attached please find plans that show the modifications mentioned at the last meeting and during the site walk. The tanks are shown on the plans. All trees to be removed are shown on the plans. Bedford Golf and Tennis will be replacing all hardwoods with dbh greater than 18" with hardwoods of like kind in other areas of the course with a value of three hundred dollars or greater. Let me know if you would like a copy of the invoice and photos. The trench level spreaders are removed from the wetland buffer area.

All vines and invasives, with the exception of the Japanese Stiltgrass have been removed from the site surrounding the proposed location of the building. I have asked John Stockbridge to review the pro house to determine if there is any historical value to it and hope to have that done before our meeting.

Last, we are presently requesting bids from several environmental companies on the removal of the spent carbon from the carbtrol system. We will be contracting to have it removed annually. Please let me know if there is anything else needed. I can be reached by email at RNBGTC@optonline.net or by text and phone at (914) 525-0604. Thank you for your assistance in this matter.

Sincerely,

Robert J Nielsen, Jr
Golf Course Superintendent

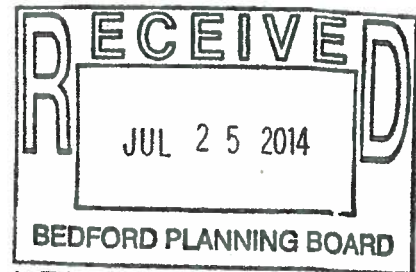
Cc: Sherman Durfee, President
Vic Wortman, Chair LRPC

*to P.O. D.C.B., D.C.B., D.C.B.,
G.C. & C.C. 8/5/14*

July 24, 2014

Hand Delivered

Supervisor Chris Burdick and
Members of the Town Board
Town of Bedford
321 Bedford Road
Bedford Hills, NY 10507



Project: New Handicap Accessible Ramp for Katonah Diner
63 Katonah Avenue, Katonah, NY
Section 49.15, Block 4, Lot 20

Subject: Request for Permission to utilize small portion of Town Property
in order to provide a Code Compliant Handicap Accessible Entrance

Dear Supervisor Burdick & Members of the Town Board:

On behalf of Ms. **Sascha Greenberg**, the new properitor of the Katonah Diner, and with permission from Mr. William Greene, the building owner, we are making this submission for your review and consideration.

In general, the existing diner currently has a side entrance, which does not conform to handicap code requirements. In addition, the new owner of the diner would like to restore the entrance back to its original location on the corner of the building. They would also like to create a handicap accessible bathroom on the main floor level as the current bathrooms are located down a flight of stairs in the basement.

In order to construct the above referenced handicap accessible ramp, a small portion of the new ramp would need to be constructed on Town property as indicated on the attached Drawings. (Refer to Drawings 1, 4 and 5.)

Six (6) sets of the following drawings, all last dated July 23, 2014, are attached in support of this request:

Drawing 1	Existing & Proposed Site Plans
Drawing 2	Existing Floor Plans
Drawing 3	Existing Exterior Elevations
Drawing 4	Proposed Floor Plans
Drawing 5	Proposed Exterior Elevations

If the Town Board agrees to grant the use of the small portion of property involved, both the Building Owner and the Proprietor of the Diner would list the Town of Bedford as an "Additional Insured" on their General Liability insurance policies.


The proposed handicap accessible ramp is located along the south façade of the building where a large existing brick terrace currently exists. Therefore, we believe this handicap accessible ramp can be easily accommodated since a large terrace area is provided with ample circulation space.

We appreciate the Town Board's consideration with respect to this request and look forward to making a short presentation at your next available meeting. Kindly advise when we would be able to appear before your Board.

If you have any questions or require any additional information prior to that time, please do not hesitate to contact me.

Very truly yours,

THE HELMES GROUP, LLP

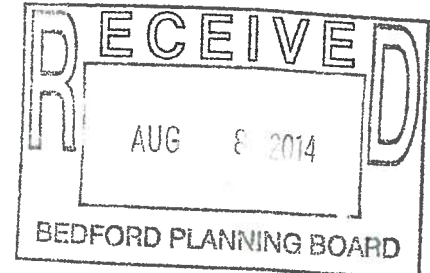

Peter J. Helmes, AIA
Architect

PJH:KFJ / Enclosures

cc: Mr. William Greene - Building Owner (w/ one set of half-size drawings)
Sascha Greenberg, Proprietor - Katonah Diner (w/one set of half-size drawings)
Jeff Osterman, Director of Planning (w/ one set of half-size drawings)
Steve Fraietta, Building Inspector (w/ one set of half-size drawings)

August 5, 2014

Planning Board
Town of Bedford
425 Cherry Street
Bedford Hills, New York 10507



Attn.: Deirdre Courtney-Batson,
Planning Board Chair

RE: *Car Wash and Oil Lube Facility for Splash Management Group, LLC*
562 and 570 Bedford Road
Bedford, New York
Section 72.05, Block 1, Lots 39, 39.1 and 33
Responses to July 29, 2014 Planning Board Comments

Dear Chair Courtney-Batson and Members of the Planning Board:

Kellard Sessions Consulting, P.C. is pleased to submit seven (7) half-size and two (2) full-size sets of the revised site plan package for the referenced project. The revised site plan package includes the following plans, prepared by Kellard Sessions Consulting, P.C. and dated (last revised) August 5, 2014:

- Cover Sheet
- Sheet 1/10 Existing Conditions and Demolition Plan
- Sheet 2/10 Site Layout Plan
- Sheet 3/10 Grading and Utility Plan
- Sheet 4/10 Sediment and Erosion Control Plan
- Sheet 5/10 Landscape Plan
- Sheet 6/10 Site Lighting Photometric Plan (prepared by The Helmes Group, LLP.)
- Sheet 7/10 Details
- Sheet 8/10 Details
- Sheet 9/10 Details
- Sheet 10/10 Sediment and Erosion Control Notes and Details

Deirdre Courtney-Batson

August 5, 2014

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The revised site plan package also includes seven (7) half-size and two (2) full-size sets of the following architectural plans, prepared by The Helmes Group, LLP and dated (last revised) August 5, 2014:

- Sheet F-1 Proposed New Acoustical Barrier Fence
- Sheet F-2 Slope Stabilization Fence Details & Related Information
- Sheet A-1 First Floor Plan
- Sheet A-4 Exterior Elevations

The plans have been revised based on the comments issued by the Planning Board at its July 29, 2014 meeting. Specifically, the plans have been revised as follows:

1. All plans now illustrate the bank building opposite Valerio Court and the sidewalk(s) to Bedford Road.
2. Site measurements of the stone/boulder embankment were taken by The Helmes Group, LLP at the end of July, 2014. The revised plans now reflect the actual size/extent of the stone/boulder embankment stabilization.
3. The revised Landscape Plan has eliminated all five (5) Callery pear trees and has replaced them with two (2) additional Pin Oak trees and three (3) Juniper shrubs.
4. The five (5) Kousa dogwood trees have been replaced with five (5) flowering dogwood trees.
5. A slight adjustment to the quantity of Liriope (10 less) has been made on the Landscape Plan, resulting from one (1) tree replacement.
6. The landscape plan now shows twenty-five (25) Virginia Creeper vine/groundcover to be planted on the north, east and west sides of the stone/boulder embankment area at a maximum of five (5) feet on-center, as soil/depth to bedrock conditions allow. In addition, the landscape plan now shows fifteen (15) Trumpet Creeper vine/groundcover to be planted on the top (south side) of the stone/boulder embankment area at a maximum of five (5) feet on-center, as soil/depth to bedrock conditions allow.
7. As requested, the following note has been added to the "Site Layout Plan" and the "Landscape Plan":

Deirdre Courtney-Batson

August 5, 2014

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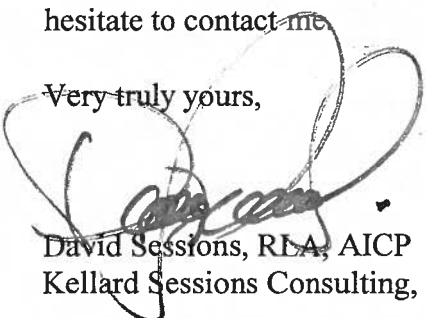
Existing undisturbed embankment area shall be cleared of all dead or fallen trees. Contractor shall install additional erosion control measures as may be needed. Such measures shall be reviewed with Town Engineer during construction.

8. Copies of the approved SWPPP, N.O.I. and Stormwater General Permit will be delivered to the site prior to the commencement of construction. The remaining comments in the Hahn Engineering July 17, 2014 memorandum have been addressed.
9. The applicant will provide (and spread) topsoil adjacent to the new fence within Mr. Pop's property.

By cover of this letter, we are requesting that this item be placed on the Board's August 19, 2014 meeting for consideration of Final Site Plan Approval.

Should you have any questions or require additional copies of the submitted materials, please do not hesitate to contact me.

Very truly yours,



David Sessions, RLA, AICP
Kellard Sessions Consulting, P.C.

DS/dc

Enclosures

cc: Jeffrey Osterman, Director of Planning
Frank Annunziata, P.E. – Hahn Engineering/Town Engineer
Charles V. Martabano, Esq.
Peter J. Helmes, AIA
Mark Curtis, Splash Bedford Hills, LLC